

058.C

0001

0230.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

500,200 / 500,200

USE VALUE:

500,200 / 500,200

ASSESSED:

500,200 / 500,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

Unit #: 230

Owner 1: HARTIG DAVID

Owner 2:

Owner 3:

Street 1: 1 WATERMILL PL UNIT 230

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:**PREVIOUS OWNER**

Owner 1: ELADHARI MONCEF & -

Owner 2: BRASSEUR FRANCINE D -

Street 1: 990 MASSACHUSETTS AVE # 75

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02476**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 969 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

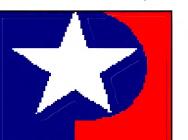
Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	500,200			500,200			
Total Card		0.000	500,200			500,200	Entered Lot Size		
Total Parcel		0.000	500,200			500,200	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	516.20	/Parcel: 516.2	Land Unit Type:		

Total Card / Total Parcel
500,200 / 500,200
Patriot Properties Inc.
 USER DEFINED

!5103!

PRINT

Date	Time
12/10/20	20:02:26

LAST REV

Date	Time
07/24/19	10:07:39

apro

5103

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELADHARI MONCEF	71322-19	1	7/16/2018	Estate/Div	375,000	No	No		
ELADHARI SAMI,	66526-590		12/15/2015	Estate/Div		1	No	No	
AUSLANDER MARK	51775-385		10/9/2008		289,000	No	No		
LAGREGA SANDRA	39278-382		5/21/2003		279,900	No	No		
SCHOENFELD JANE	22309-491		8/19/1992		134,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2015	867	Heat App	11,000	7/1/2015				Replace heat pump

Date	Result	By	Name
10/5/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7 - Condo Garden				Full Bath: 1	Rating: Average			BK; 20509 PG; 563, Building Number 1.									
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average												
Prime Wall: 8 - Brick Veneer				A HBth:	Rating:												
Sec Wall: 6 - Stucco	10%			OthrFix:	Rating:												
Roof Struct: 4 - Flat				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1									
Color: BRICK				A Kits:	Rating:												
View / Desir: N - NONE				Frl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1988	Eff Yr Blt:			Location: R - Rear													
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact:	.	Floor: 2 - 2nd Floor													
Const Mod:				% Own: 0.904900014													
Lump Sum Adj:				Name: 25 - 6040													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	14. %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 1 - Drywall				Functional:				Interior:		1	3	1	0				
Sec Int Wall:		%		Economic:				Additions:									
Partition: T - Typical				Special:				Kitchen:									
Prim Floors: 4 - Carpet				Override:				Baths:									
Sec Floors:		%		Total:	14.9 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	320.00			Heating:									
Bsmnt Gar: 1				Size Adj.: 1.11919498				General:									
Electric: 3 - Typical				Const Adj.: 0.97656715				COMPARABLE SALES				SUB AREA					
Insulation: 2 - Typical				Adj \$ / SQ: 349.750				Rate	Parcel ID	Typ	Date	Sale Price			SUB AREA DETAIL		
Int vs Ext: S				Other Features: 40339													
Heat Fuel: 3 - Electric				Grade Factor: 1.00													
Heat Type: 6 - Elec Base/B				NBHD Inf: 1.54999995													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC: 100		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 587833													
% Com Wall		% Sprinkled:		Depreciation: 87587													
				Deprecated Total: 500246													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make: [] Model: [] Serial #: [] Year: [] Color: []																	
SPEC FEATURES/YARD ITEMS				PARCEL ID				Net Sketched Area: 969 Total: 338,908									
				058.C-0001-0230.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:			Total Special Features:								Total:					

IMAGE

AssessPro Patriot Properties, Inc